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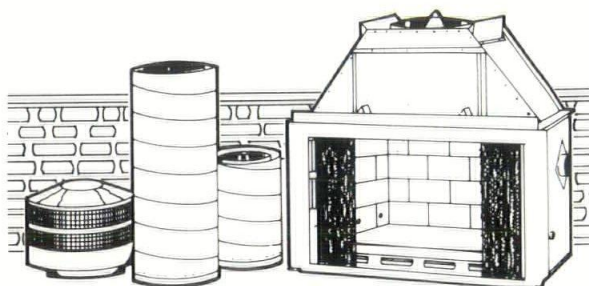
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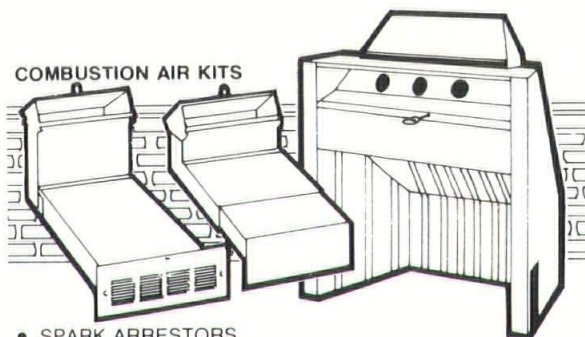
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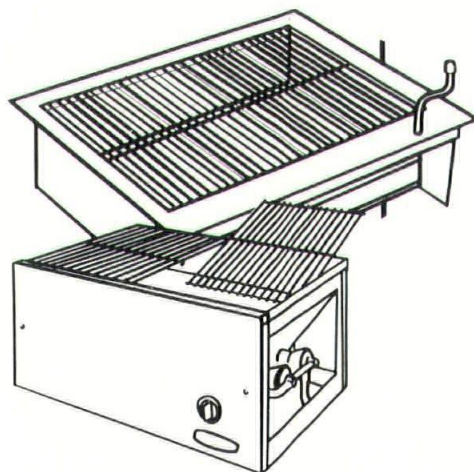
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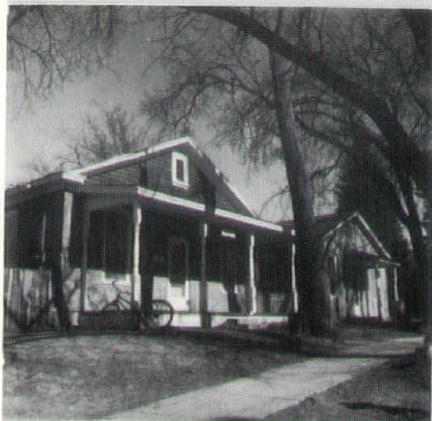
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• vol. 21 no. 3 •

As this issue of **NMA** goes to press, two small threads are about to be rent from historic fabric of Santa Fe. The City Planning Commission voted to overrule a decision of its Historic Styles Committee and, thereby, allowed a demolition permit to be issued for the destruction of the two brick houses at 201-205 Marcy Street.

Reasons of building foundation failure, and other problems typical of aging and neglected structures were presented to the Planning Commission. The costs of needed repairs had been estimated at some \$30,000.00 per house, which the owners say they cannot afford to make. Further, the historic realities of the two little houses were misrepresented by the local press.

By half-quotes from eminent historians the press gave the impression that the houses had no historic importance. To be sure, they are not remnants of the Fort Marcy complex; no prominent, nor historic personage either slept there, or was killed there. However, the reporter was also told of their importance to the Historic District. They are the first houses built in that area of an expanding city at the turn of the 20th century. Although the actual date of construction is not yet known, these simple red brick houses represent an architectural type of the late Territorial Period in New Mexico and may well be two of the first houses built of manufactured brick in Santa Fe. (The first brick plant in New Mexico opened in Las Vegas in 1895). Further they anchor the west end of a solid block of early 20th century brick residences. (Several of the houses have been remodeled into office space, but the residential character of the block remains).

The owners plan to use the empty land as a parking lot!!! For whom, one wonders? Does the **New Mexican**, whose reporter failed to report all the facts, really need a parking lot across the street from its offices? —JPC

• may-june 1979 • new mexico architecture

# nma

## NMA News 6

Book review: "People in Places:  
Experiencing, Using, and Changing  
the Built Environment"—  
90th Birthday Celebrations

## PNM Office Complex 9

## Index to Advertisers 18

(*Photograph of the model — PNM Office Complex*)

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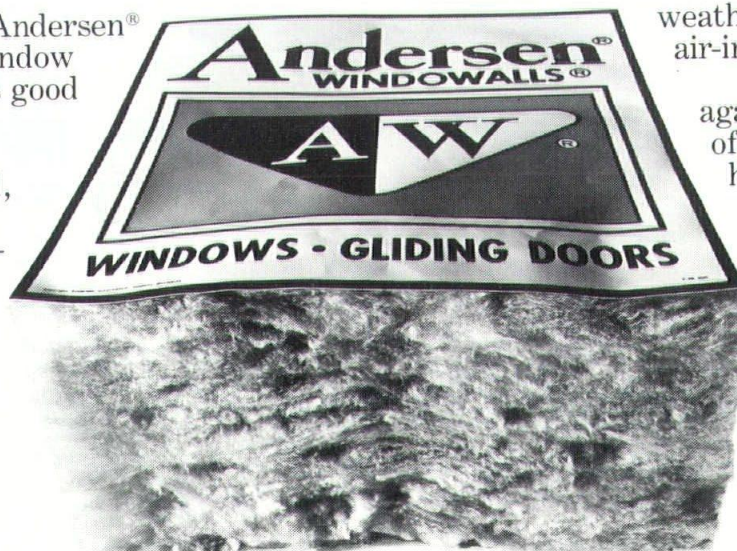
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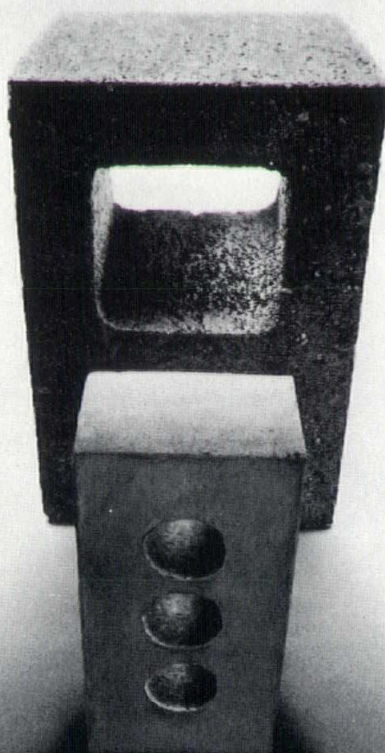
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## BOOK REVIEW

### **People in Places: Experiencing, Using and Changing the Built Environment**

By Jay Farbstein and Min Kantrowitz  
Englewood Cliffs, N. J. Prentice-Hall, 1978.

Review by Wolfgang F. E. Preiser Ph. D  
Partner: Architectural Research Consultants  
Co-Director: Institute for Environmental  
Education, University of New Mexico

This book is about quality, namely, the quality of our built environment as it influences people, and about the experiences they may have in it, whether as individuals or groups.

**Objective:** The primary objective of *People in Places* is to sensitize the reader to the many ways in which everyday places can be experienced through our senses. This, in turn, can lead to a better understanding of what makes places successful ones. Further, the book attempts to help people engage more actively in the shaping and changing of the many places they occupy daily. Eventually, it is hoped that the quality of places people occupy will be enhanced.

**Audience:** There appear to be three target groups for *People in Places*: lay persons, environmental designers and educators. Lay persons have traditionally not been considered when it comes to publications in the relatively new field of human - environment relations. And yet, this audience would seem to benefit most from heightened awareness of issues in the built environment that affect their behavior and comfort. Of particular relevance today are (such issues as energy conservation) which require a reorientation of values held by the general public. Thus, this book fulfills a much needed environmental education function for the lay audience.

The second target group of potential readers are design practitioners and students who wish to become aware of how their decisions influence the quality of places they design. While most practitioners do not have or take the time to read up on current research finding in the literature,

this book provides a handy introduction to many of the issues designers must be cognizant of when creating places for people.

The third type of readership addressed are design educators who require an introductory text on human-environment relations, with content and format appropriate to the level of understanding of beginning architecture and design students. No such text has been in existence to date.

**Content:** There is a logical sequence in which the subject matter of *People in Places* unfolds, progressing from a brief discussion of how we sense our environment to taking an active part in changing it to fit our needs. Thus, the critical ingredients of awareness, knowledge, understanding and applications of the topic area have been addressed. Specifically, a number of sometimes difficult to grasp concepts in human-environment relations are presented in the book, such as human spatial behavior and ways of perceiving and remembering environments. The six chapters in sequence are, briefly:

1. *Experiencing Places*. A description of the use of our sensing capabilities in experiencing, liking or disliking certain places and their environmental properties.

2. *Using Places* deals with the patterns of behavior we establish in our use of everyday places, and what the physical features of those places are which support or permit behavior patterns to occur. The reader is asked to take a close look at his daily environs, to examine the features that are preferred, and why, or features which have changed.

3. *Knowing Places* portrays the various messages places convey to

users whether through rules (the dos and don'ts) or through images, symbols and boundaries.

4. *How Places Work* looks at interactions of people and objects in space, such as cars and people in streets or safety and security of people in buildings and neighborhoods of certain design. Some principles of successful spatial arrangements for a variety of places are discussed.

5. *Politics of Places* addresses the question of how to deal with scarce resources in places when powerplay, status seeking, conflicts or sharing become an issue.

6. *Changing Places* introduces means of evaluating places for fit with user needs, and proceeds to show how places can be changed and improved through appropriate methods a lay person can master.

**Structure:** *People in Places* is easy to read due to the way chapters are structured within and in relationship to each other. One feels reminded of Christopher Alexander's presentation of *Houses Generated by Patterns* where on a setting by setting basis the context, the problem and a solution are described. The authors of *People in Places* proceed on an issue by issue basis, whereby the general context, experiences, and interpretations are offered. For each issue or place, then, further experiences, readings and projects the reader may undertake are given. The structure of this book is modular, and thus, parts may be read or used independent of each other. On the other hand, all parts make for a coherent chapters and all chapters for a coherent whole.

**Format:** True to its subtitle reading or just looking at this book is an experience in itself. There are many visuals, not all of them with even graphic quality or communication value for the reader. The text format is brief and to the point. Differentiations in typeface and setting make it easy to discern important information. On the other hand, many points are communicated better through the il-



illustrations than the accompanying narrative.

Three items stand out as far as the format of this book is concerned: First, the encouragement of readers to actively involve themselves in small projects of discovery is noteworthy. A recent textbook in environmental psychology by Bell, Fisher and Loomis (1978), follows the same pattern. Second, the preferences provided for further inquiry are a useful feature.

**Cost:** In these times of skyrocketing publication costs a paperback of 183 pages at a price of \$4.95 must be thought of as a good investment, considering the pictures being worth many thousand words.

**Commentary:** The physical and built environment has been taken for granted by too many for too long; it has been accepted as a non-changeable, finished product, rather than a dynamic, evolving phenomenon, to be rediscovered at all times.

Further, an undifferentiated view used to be taken of the "average" or normal user of that environment. Today we consider the special perceptions and needs of different user groups, whether they be young or old, handicapped or ethnic and cultural minorities. The book by Farbstein and Kantrowitz is "right on" in regard to the above mentioned developments. In addition, it fosters the notion of user participation in the process of evaluating and changing one's environment.

The idea of a "how to do it" manual for everybody to understand is a worthwhile one, especially when it comes to sensitizing the general public to experiencing the environmental qualities of places, and, to sharpening senses which some of us have forgotten exist.

The very light reading makes the book easy to get into and through. I recommend it to all!

## REFERENCES

Alexander, C. et al, **Houses Generated By Patterns**. Berkeley, CA.: Center For Environmental Structure, 1969.

Bell, P. A., Fisher, J. D., and Loomis, R. J. **Environmental Psychology**. Philadelphia, PA.: Saunders, 1978.

## 90TH BIRTHDAY CELEBRATIONS SCHEDULED FOR LEMBKE, BRADBURY

The New Mexico Building Branch, Associated General Contractors, honored two of its charter members, both of whom will soon reach 90 years of age, at the June 13th meeting of the association at the Hilton Inn.

Charles Lembke, chairman of the board of Lembke Construction Co., and O. G. Bradbury, emeritus chairman of the board of Bradbury and Stamm Co., will be 90 years of age on July 6, and July 29, respectively. (The "staff" of *New Mexico Architecture* add their personal congratulations and well wishes to these two fine gentlemen.)

Both have been major general contractors in New Mexico for over 60 years and together have been responsible for over \$250 million of construction during their careers. Coincidentally, both entered the construction industry in 1921 in New Mexico and continue to this day.

Stan Davis, Santa Fe contractor and president of the New Mexico Building Branch, AGC, stated, "It is rare to have an opportunity to honor two fine men such as these on the eve of their 90th birthdays. Their contributions to the industry and their community have been extensive. They are highly respected by the members of AGC."

Lembke started in the construction business in 1921, when the company was known as Edward Lembke and Company. He was the first civil engineering graduate of UNM, class of 1912; and the Lembke firm built the first building on the UNM campus, Hodgkin Hall, in 1889, the same year that Charles was born.

He joined the family construction business after World War I, during which he spent 33 months overseas and was the last casualty of the 91st Infantry Division in Belgium.

He served on the board of directors of the Greater Albuquerque Chamber of Commerce during the

1920's and for 22 years was chairman of the State Labor and Industrial Commission.

O. G. Bradbury came to New Mexico in 1921, after serving as a carpenter's helper in the U. S. Navy during World War I. The opportunity for employment in New Mexico attracted him and his family to New Mexico from Nebraska.

He built houses from 1921 to 1923 and then undertook his first commercial contract, which was the bandstand at Highland Park in Albuquerque.

From 1924 to 1937, he concentrated most of his work in Northern New Mexico and built schools, churches and storebuildings in Taos, Dulce and throughout Rio Arriba County.

In 1937, he joined with Ernest Marchant and formed the company of Bradbury and Marchant. Their first major commercial project was the Albuquerque High School Gymnasium on Central and Broadway NE in 1938.

For over 50 years, Bradbury has operated his own mill shop in connection with his general contracting work. Beginning with his first office which he operated out of his own home on Stanford and Central SE (now the site of the University of New Mexico School of Architecture), he performed his own mill work for installation on his projects. The company is known for some of the finest custom wood work for commercial buildings in New Mexico.

Both gentlemen have kept their companies active in the AGC chapter, which took the name New Mexico Building Branch in 1958. Both are honorary AGC members, and Lembke is a Past National Treasurer (1972), and lifetime member of the National Board of Directors.

Although they have been competitors for over 50 years, Lembke and Bradbury are also friends.



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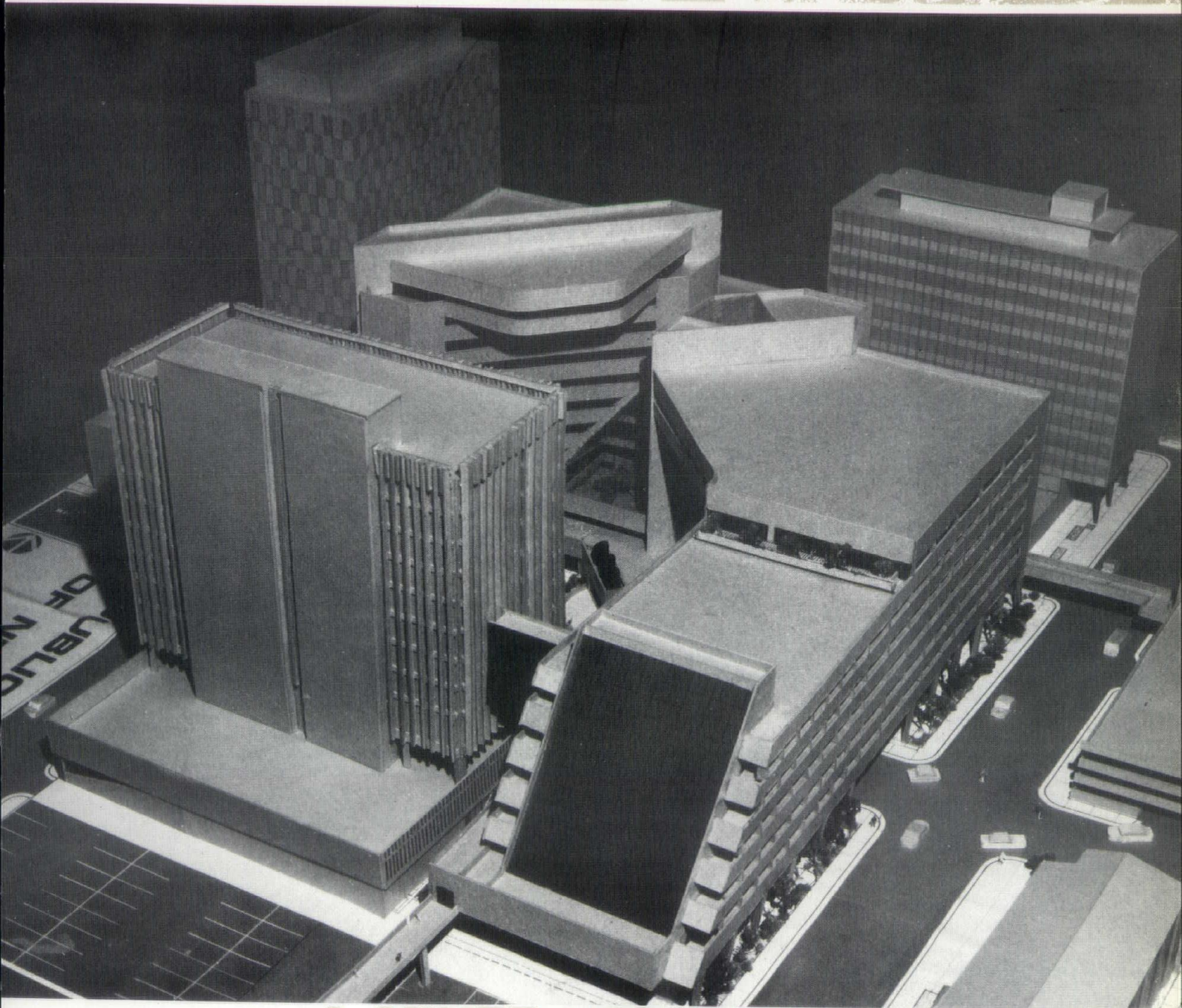
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# pnm office complex



**A MIXED-USE DEVELOPMENT**



# PUBLIC SERVICE COMPANY OF NEW MEXICO OFFICE BUILDING - PHASE I

Because of the accelerating increase in the need for energy in New Mexico, Public Service Company of New Mexico (PNM) has experienced rapid growth within the company. This growth has forced PNM to build a new office building (Phase I) directly adjacent to their present headquarters building in downtown Albuquerque. This new (275,000 gross square feet) building is directly east of the existing headquarters and the two buildings are connected with a 30 foot long skyway at the 5th, 6th, and 7th floors.

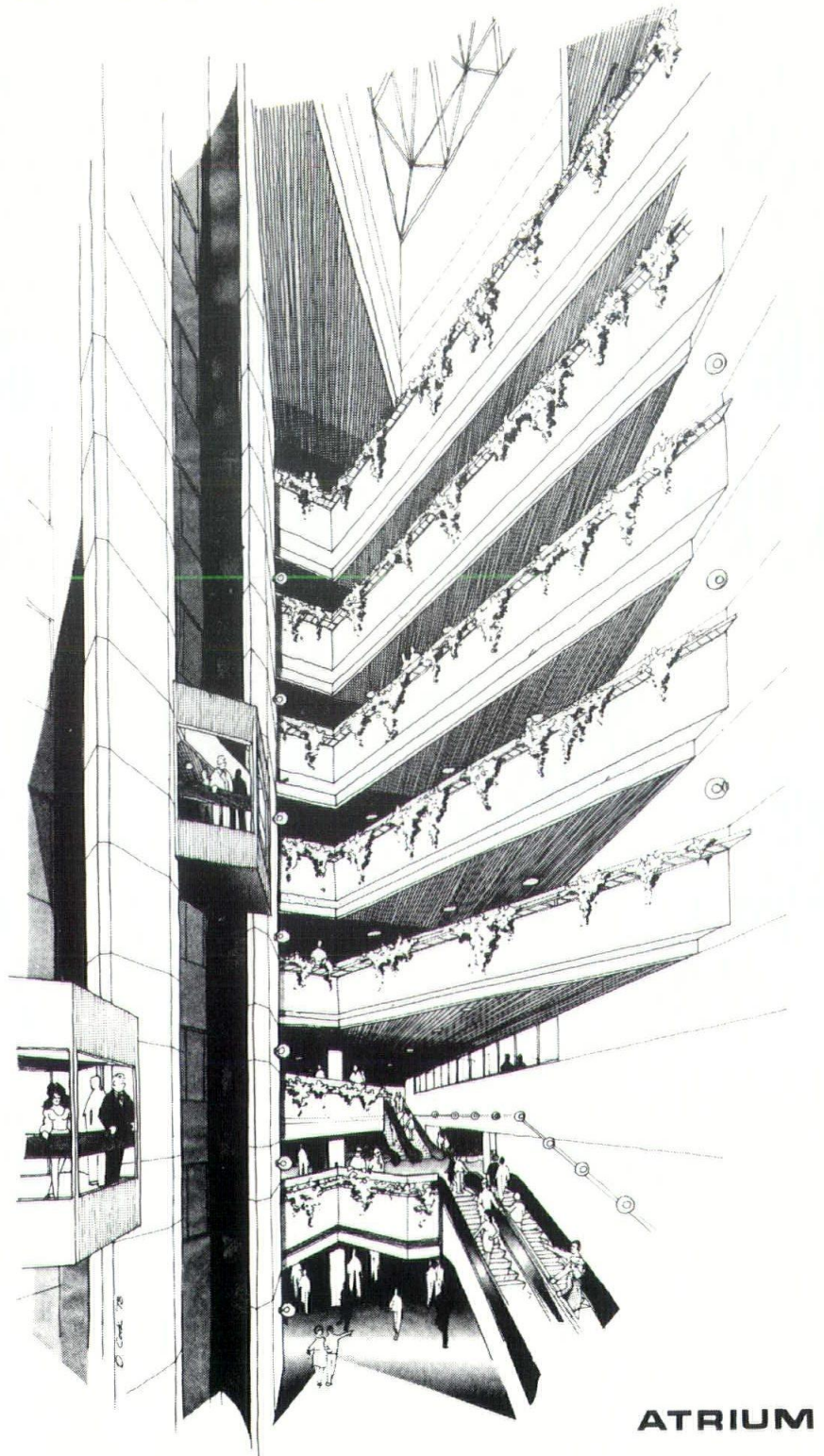
This Phase I Building has ground level space east of the present headquarters, and has ground space across Silver Avenue to the north. Floors 2 through 7 bridge over Silver Avenue, and the portion north of Silver Avenue has 8 stories.

## GENERAL CONCEPT

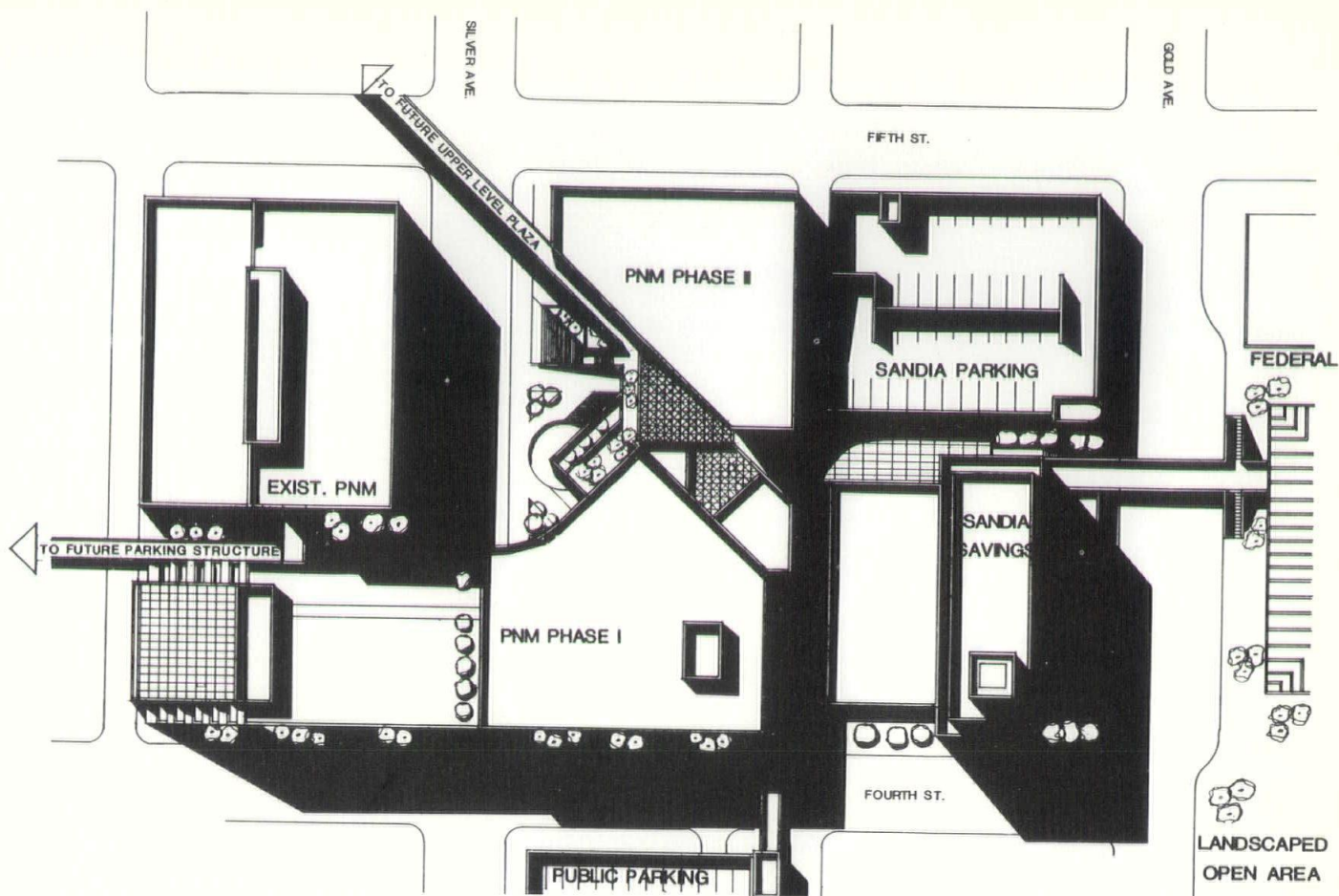
In addition to serving the functional office needs of PNM, this building is designed to be the keystone to redevelopment of downtown Albuquerque. As a result, it is designed to create an exciting space for people. The ground floor and the second floor provide lease space for specialty retail, restaurant, and commercial activities.

## ATRIUM

The exciting "people-space" features an 8-story atrium accessible to the main entrance with two exposed glass elevators. These elevators, accessible to the main lobby, move up and down within the atrium space so that passengers







are within the atrium as they travel to their destination. Natural light is brought into the atrium with a large skylight in the roof. A fountain serves as the base for the glass elevators.

The west wall of the atrium is a solar bronze glass wall. When Phase II of the complex is constructed, the west glass wall will be removed and the atrium will be expanded and form the tie between Phases I and II. Both phases will utilize the same entrance lobby.

### VERTICAL TRANSPORTATION

**Elevators:** Since the building bridges over Silver Avenue, a bank of elevators is provided on both the north and south sides of Silver. The north bank has four elevators, including the two glass elevators in the atrium. These elevators will transport visitors as well as employees, and will also serve the Phase II office tower. They are directly off of the main entrance lobby to the building.

The south bank has three elevators. They will be used primarily by employees, and they are accessible to a small employee lobby south of Silver. Most inter-floor traffic will use these elevators.

A separate service elevator is located on the north side with access to the loading dock off of the north alley.

**Escalator:** An escalator is located in the atrium, adjacent to the main lobby, for transporting visitors and shoppers between the first and second floors. Its second floor access point is right across from the second floor restaurant. As the skyway system grows from Phase I to other blocks surrounding the building, the escalator takes on more importance because it is at the apex of the skyway system.

### HORIZONTAL TRANSPORTATION

The Phase I building is the beginning of a second level pedestrian skyway system in the southwest

quadrant of downtown Albuquerque.

In Phase I, the skyway system begins at the southern end of the building, adjacent to the alley south of Silver Avenue. A new City Parking Structure, at 4th and Lead, will have a pedestrian skyway that connects to Phase I at the south end of the building. This skyway from the parking structure will also tie on to Phase III when it is constructed on the half-block between the alley and Lead Avenue.

From its beginning at the south end of Phase I, the initial construction of the skyway will continue north across Silver Avenue. The skyway will serve as a climatized mall with open faced retail shops available all along its eastern perimeter. The roof and west sides of the skyway bridge will be solar bronze insulating glass.

As the skyway progresses north of Silver Avenue, it runs into the 8-story atrium and the main elevator lobby and the escalator. From the atrium, it branches east across 4th



Street to the existing City parking garage, and it branches west to a future tie with Phase II.

With the construction of Phase II, the skyway will continue north (from the atrium) through the Sandia Savings office/parking complex and cross Gold Avenue. Also with Phase II, the skyway will continue southwest diagonally across the intersection of 5th and Silver to Phase IV and from thence to the new medium and high density housing.

### MIXED-USE CONCEPT

The ground floor has lease space for retail, commercial, and restaurant. The ground floor lease space south of Silver has access directly from the exterior. The ground floor lease space north of Silver has both direct access from the exterior and from the main entrance lobby. The south end of the ground floor is programmed for restaurant or fast food and has a partially sheltered patio for outdoor dining.

The second floor lease space is also available for retail, commercial, and restaurant activities. It is accessible primarily from the atrium escalator and elevators as well as from the parking structure to the east and south. These spaces will be open faced with rolling grilles that close for security after hours. The second level also has space near the fountain for an open air cafe.

### EXTERIOR FOUNTAIN AND PLAZA

The main entrance, on the north side of Silver, is directly off of a large landscaped plaza, and is right next to a large fountain featuring water falling down over a series of horizontal tiers. When Phase II is constructed, another set of entrance doors, into the lobby, will be constructed on the other side of the fountain, and the landscaped plaza will be enlarged. The plaza features large trees as well as flowers and green foliage in planters.

A low wall surrounds the fountain and people can sit on this wall. The face of the wall in the fountain is finished with ceramic tile. The top of the fountain features three round cooling tower discharge stacks, 9 feet in diameter. These stacks are at

the 2nd floor level and are surrounded by a shallow pool of water. They are directly adjacent to the 2nd floor outdoor cafe. The discharge stacks are part of the ceramic cooling tower system that serves the building's air conditioning system. Normally, cooling towers are located on the roof of the building they serve.

### OPEN SPACE OFFICE CONCEPT

Large corporations find that by necessity they move departments and people quite frequently. Moving partitions, doors, light fixtures, switches, air conditioning grilles, etc., becomes a big expense.

With the exception of some specialized spaces on floors 3 through 7, this building features the open plan concept. They will use acoustical screens 5 feet high to designate work stations. The open space above the 5 foot screens allows natural light to penetrate to the interior work stations from the windows along the building perimeter.

Even more important is the fact that these screens can be moved easily (they are not bolted to the floor) when people or departments have to be relocated or expanded.

The design of this building provides speech privacy for people working at their screened work stations. When people at two adjacent stations are talking within their station, people at other stations cannot hear what they are saying.

This speech privacy is accomplished by three key ingredients, and if one of these ingredients is missing, speech privacy cannot be accomplished:

- 1) **acoustic screens** - these 5 foot high screens surround the work station much like floor-to-ceiling partitions surround a work space. The screens have a soft, tough surface that absorbs sound from within the space so the sound does not reverberate off of the surface. The screens also have a heavy membrane in the center core so that sound cannot penetrate through it.
- 2) **special high performance acoustic ceiling panels** - these panels are designed so

that sound waves hitting the ceiling are absorbed and not reflected down into adjacent work spaces. The panels must also allow sound to penetrate so the sound masking system concealed above the finish ceiling can function properly.

- 3) **electronic sound masking system** - this system consists of a series of electronic speakers concealed above the ceiling. These speakers produce a background noise that sounds like the air conditioning system, and this noise overrides any sound of speech that is not absorbed by either the screens or the ceiling. This sound is not even noticeable by the people working in the space.

Special lighting fixtures are utilized so they do not reflect speech sounds that strike them from below. Both light fixtures and air conditioning outlets are located so coverage is uniform and they do not have to be relocated when the screens and work stations are relocated.

### ENERGY CONSERVATION

This building contains all of the latest in the art of energy conservation. Some of the more common methods are:

- 1) exterior walls with high insulating value - R20.
- 2) all exterior glazing is high efficiency insulating glass.
- 3) Heat recovery heat pump system - recovers heat generated by people, lights, machines, etc., and uses this heat to heat the building.

The latest techniques and systems are also utilized:

- 1) **Thermal Storage System** - this system consists of 3 -250,000 gallon underground water storage tanks for a total capacity of 750,000 gallons. These tanks will be used to store chilled water that is generated during off-peak power useage periods, primarily at night. This means that no electricity will be required to run the chillers during the heat of the day when everyone else is using their chillers

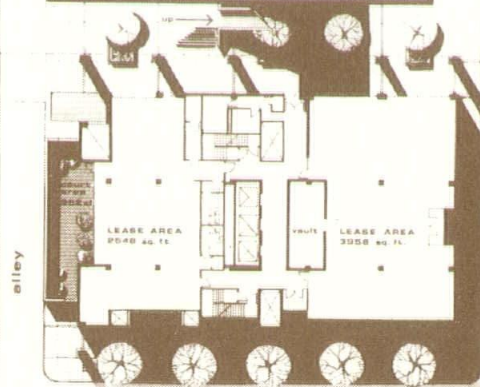


# GROUND LEVEL FLOOR PLAN PNM OFFICE

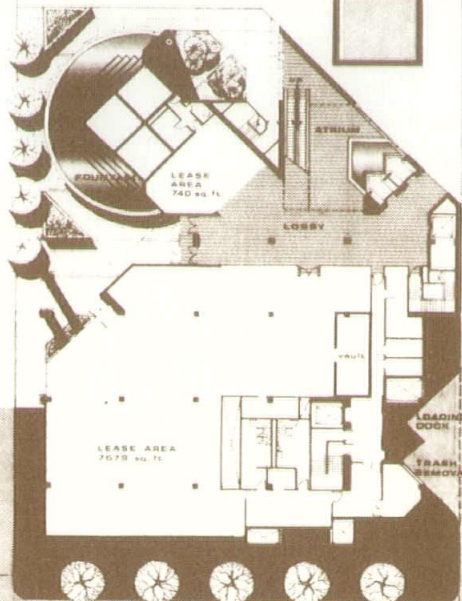
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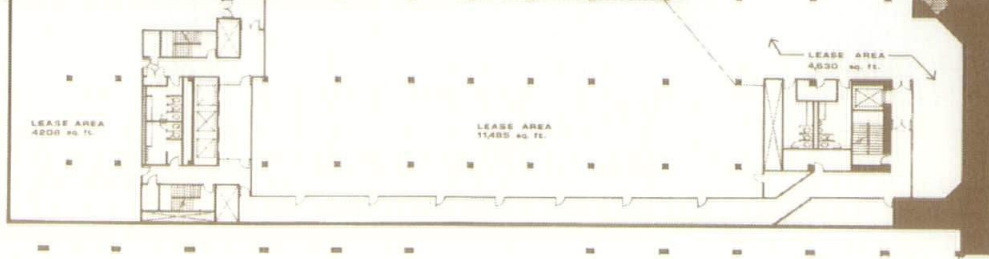
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or condensers. They will also store chilled water produced by the absorption unit connected to the solar collector system.

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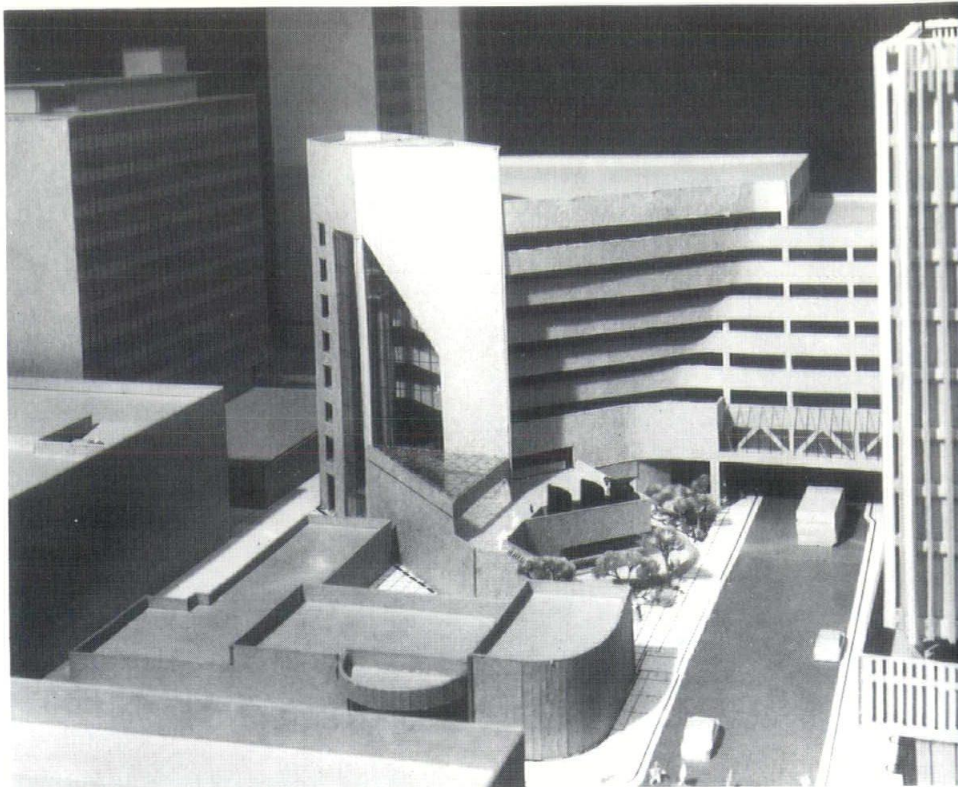
- 2) **Solar Collection System** - this system consists of 6,700 square feet flat plate solar collectors having two panes of glass cover and a selective coating. These collectors are located on the south end wall of the building, and the end wall is sloped 60 degrees.
- 3) **Light fixtures** - the new parabolic design fluorescent light fixtures are used. They do not have lens covering the bottom of the fixture; thus the fixtures put out more light with less lamps. They also utilize the new energy-saver ballasts.

## FIRE PROTECTION

- 1) **Sprinkler System** - the entire building is covered with an automatic fire sprinkler system. The sprinkler system over the computer area is a dry pipe pre-action system. In the dry pipe system, the sprinkler lines are dry to prevent accidental discharge of water. In case of an actual fire, the line is automatically charged with water.
- 2) **Halon System** - the Library and Tape Vault adjacent to the computer area are not covered with a sprinkler system, but they are protected by a halon system that will not damage the contents in case it is set off.

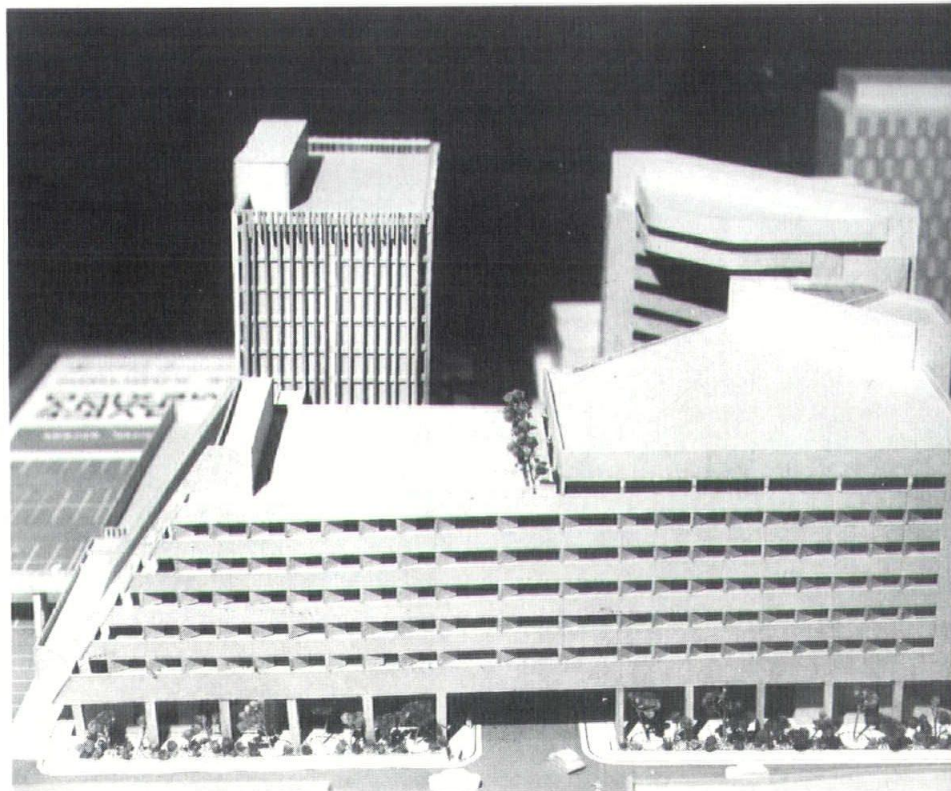
## SECURITY SYSTEM

- 1) **Closed Circuit TV** - several closed circuit TV cameras are

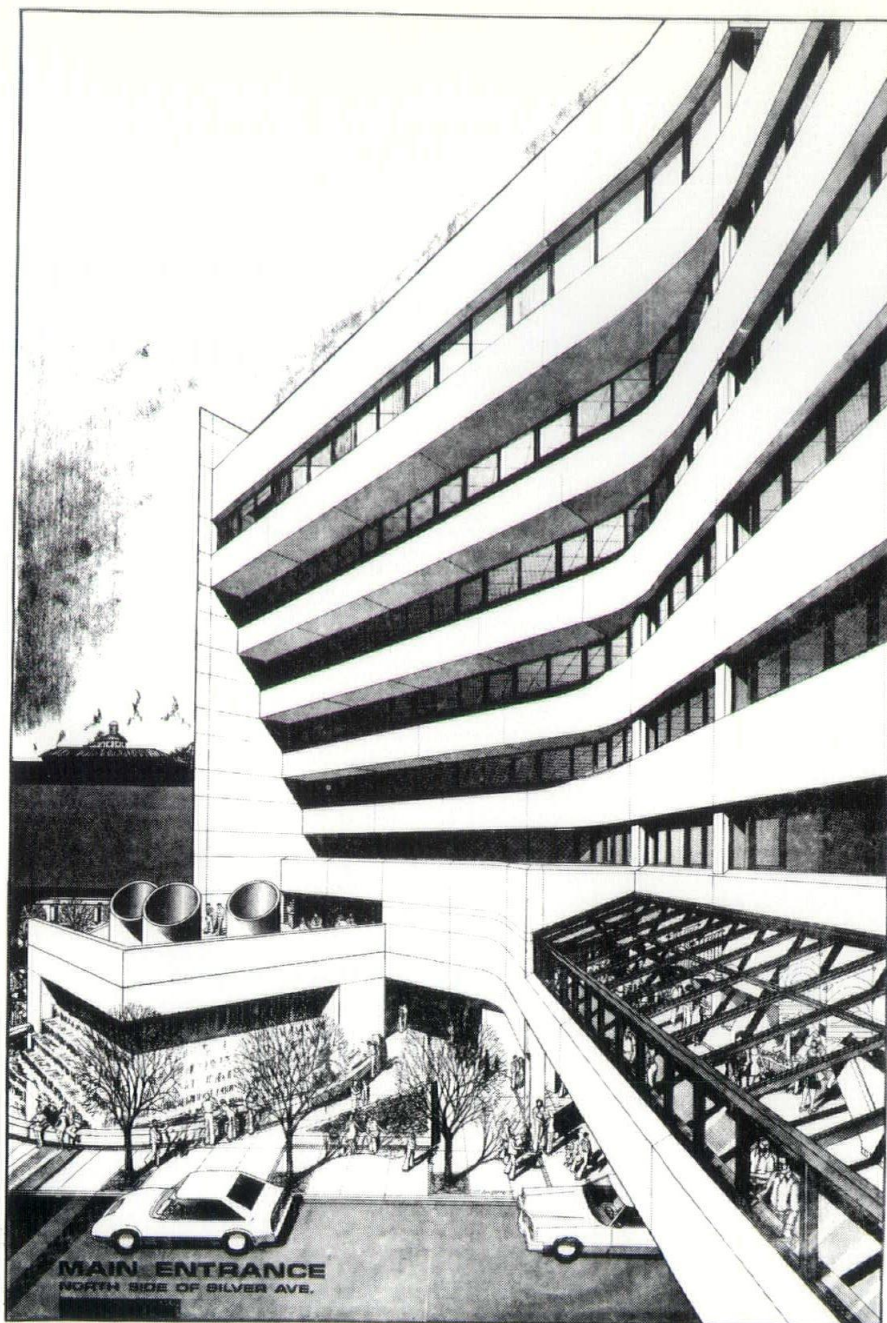


Phase 1, west facade. Present PS of NM tower at far right. The low building in middle foreground will be raised for Phase II...

...Phase I across foreground; Phase II and existing PS of NM tower in background.







located around various areas of the 1st and 2nd floors, and the monitors are located in the Security Room located off of the main lobby.

- 2) **Electric Door Locks** - the exterior doors and the doors from each floor to the stair towers have remote controlled electric locks that provide security during non-working hours. In case of a fire alarm, they are unlocked to allow exit from the building.
- 3) **Computer Locking System** - the computer area has its own security locking system that requires card keys for access.

### COMPUTERIZED LIGHTING CONTROL

All lighting circuits are turned on and off by computer on a programmed time basis. If employees must work during non-working hours, they must dial a pre-determined number on their own telephone to get their lighting circuit turned on.

### STRUCTURAL SYSTEM

Both concrete and steel structural systems were analyzed during early design stages. Because of the need for a truss to bridge Silver Avenue, and because of the cement shortage, it was determined that the steel structure would be the most economical for this project. The "fixed moment" steel frame system is used. The fixed moment system eliminates the need for shear walls or braced frames to handle the seismic loading.

The structure is supported with a system of auger-cast piles to a depth of 58 feet below grade.

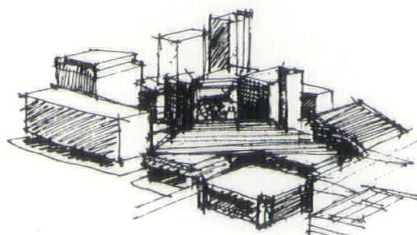
### PNM AND DOWNTOWN PLANNING

In developing PNM's plan for a new office complex, we broke the tradition of designing one building for one owner on one site. We designed an 11-block area of downtown Albuquerque with the PNM office complex as an integral part of this plan.

This idea allows new development of each of the 11 blocks (when



Early concept sketches





each is developed) to benefit each of the other developments. The entire complex is tied together with ground level and upper level (skyway) pedestrian systems. Pedestrians can move with minimum conflict with automobile traffic.

The plan provides for a solidarity of mixed uses that will generate the type of activities to bring more people downtown, especially during non-working hours. In addition to office space, the plan creates space for retail, commercial, restaurant, recreation, parking and housing. All

of these uses are shown on the plan.

Three key features to this plan are already underway.

1. PNM Phase I is under construction.
2. The City of Albuquerque is now acquiring the two blocks between 6th and 8th (immediately west of the Federal Parking Structure) for the first phase of development of medium/high density housing. As soon as this property acquisition is complete, the City will

request proposals from housing developers.

3. The new Public Parking Structure between 4th and 5th is now being designed by the City's architect. Construction on this building is planned to begin so it will be completed at the same time as PNM Phase I - mid-1980.

The other phases of office and housing will be constructed as the rapidly increasing market can support them.  
J. B.

**ARCHITECT - Boehning, Protz & Associates**  
Albuquerque and Las Cruces

**GENERAL CONTRACTOR - G.E. Johnson Construction Company, Inc.**  
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**ELECTRICAL CONSULTANT - Zerwer Engineering**

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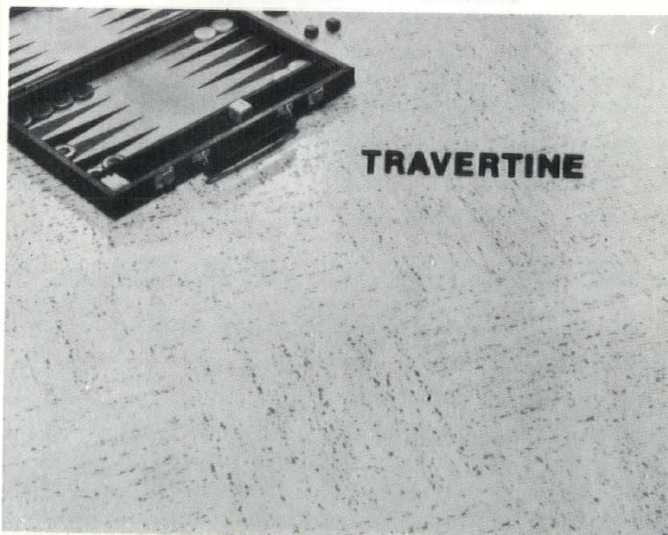
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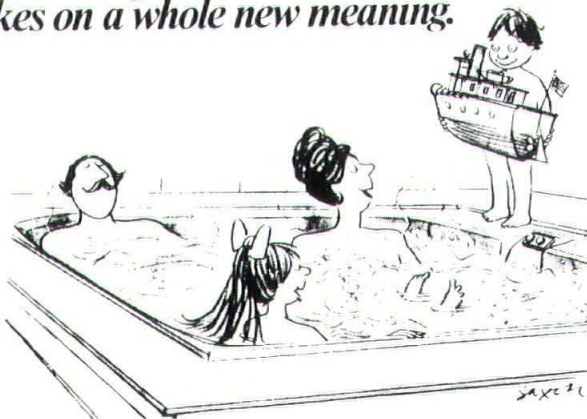


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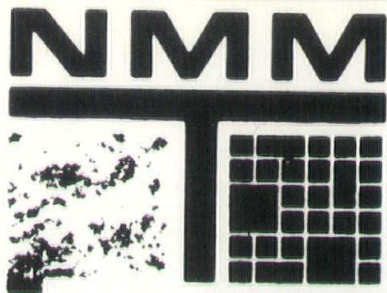
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INDEX OF FIRMS who make possible the publication of NMA and the page upon which their message may be found:

Albuquerque Gravel Products .....	4
Albuquerque Testing Laboratory .....	18
American Business Interiors .....	8
Aztec Tile and Carpet .....	8
Builders Block .....	16
Cooper, Stephen .....	18
Crego Block Co. ....	2
Featherlite Block Co. ....	19
Hydro Conduit Corporation .....	20
Kohler .....	Insert
Lath and Plaster Supply Co., Inc. ....	17
Mason Contractors Assn. of N. M. ....	5
McGill Stephens Trus Joist Corp. ....	19
New Mexico Marble & Tile, Inc. ....	19
New Mexico Paint Mfg. Corp. ....	4
Pella Products Co. of New Mexico .....	16
Plasco, Inc. ....	18
Santa Fe Lumber & Millwork, Inc. ....	4
Stanley Structures .....	Center Spread
Stryco Sales, Inc. ....	17
W E B A. ....	17
Wellborn Paint .....	8





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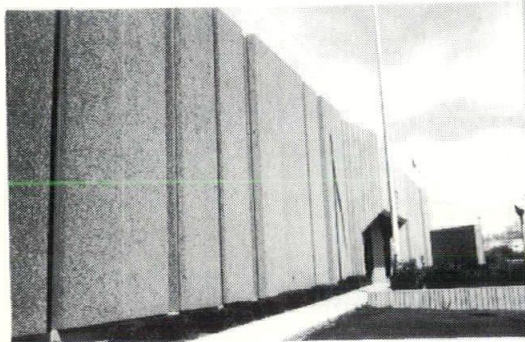


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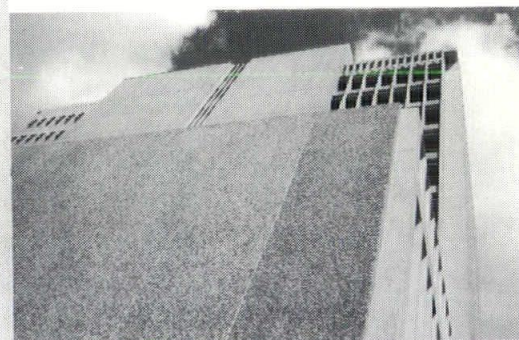
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